

An aerial map of the Silver Spring Library Development. The map shows a grid of streets and building footprints. A large, curved, light-colored area on the left side of the map represents the library development. The surrounding areas are colored in shades of red, orange, and yellow, indicating different land use zones or existing buildings. The map is overlaid with a grid of black lines representing the street layout.

SECOND DESIGN MEETING

INITIAL DESIGN CONCEPTS & BRAINSTORMING

SILVER SPRING LIBRARY DEVELOPMENT OCTOBER 7, 2008



Agenda

6:30 - 7:00 PM

Introduction & Review of Last Meeting

7:00 - 7:45 PM

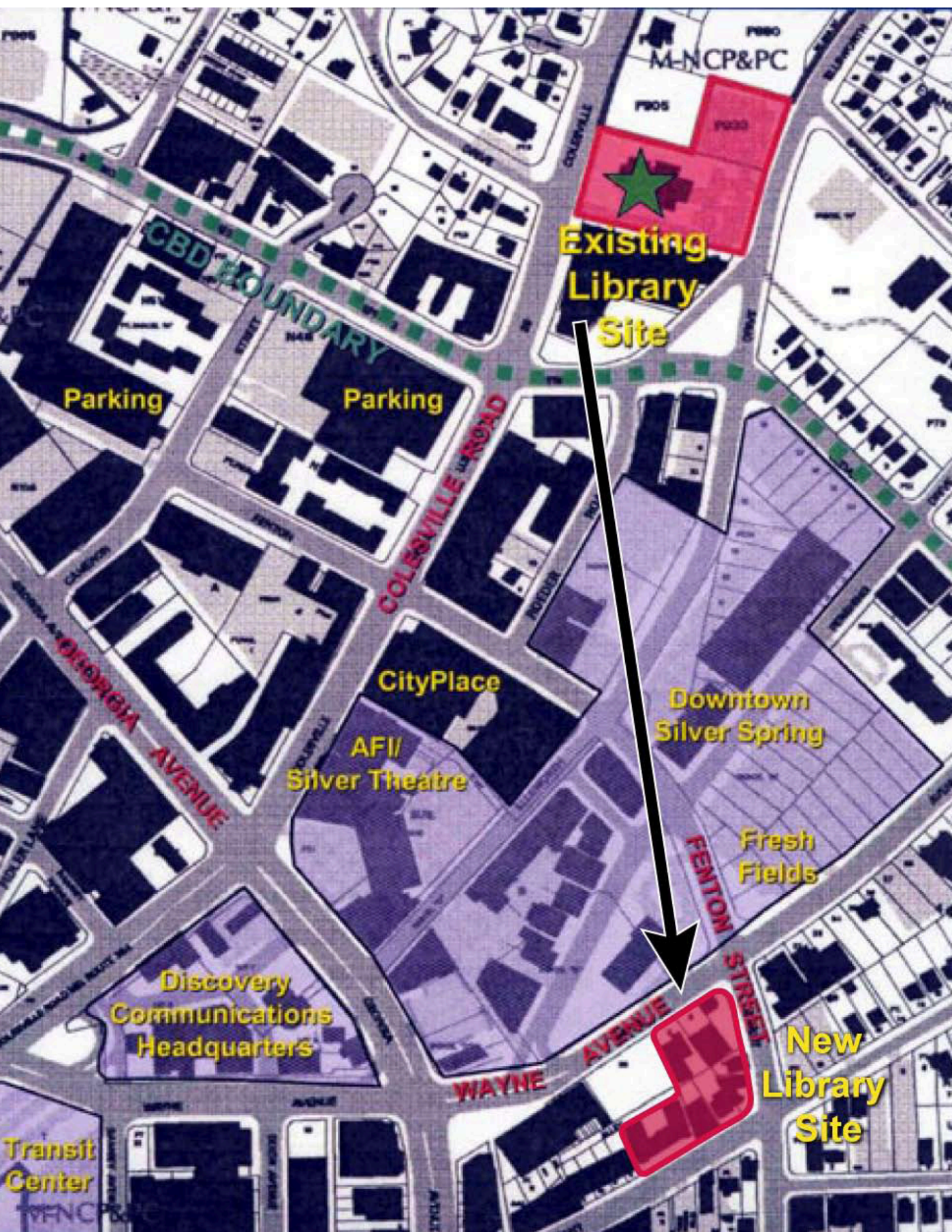
Presentation of Options

7:45 - 8:30 PM

Discussion and Comments

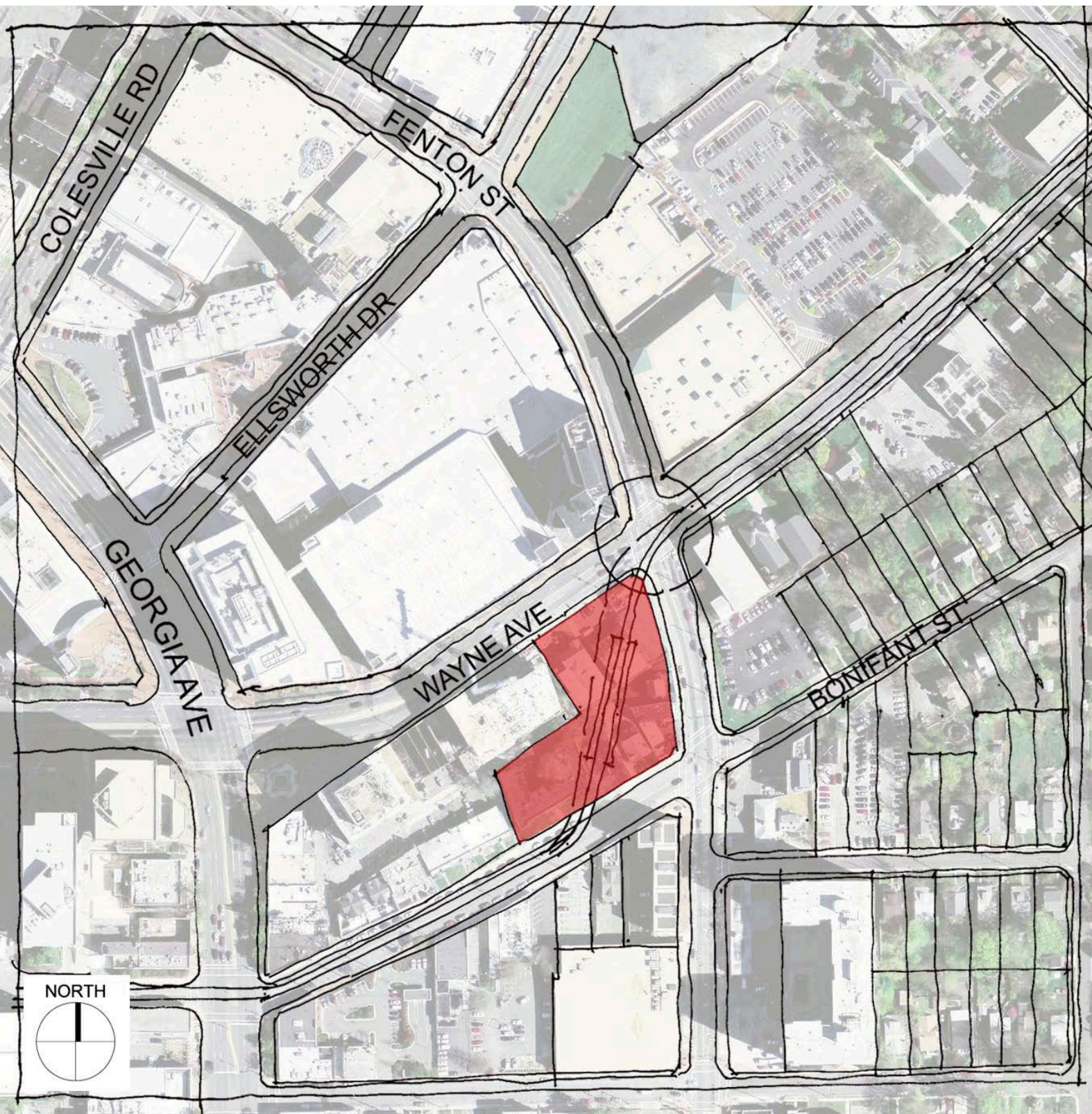
9:00 PM

Presidential Debate



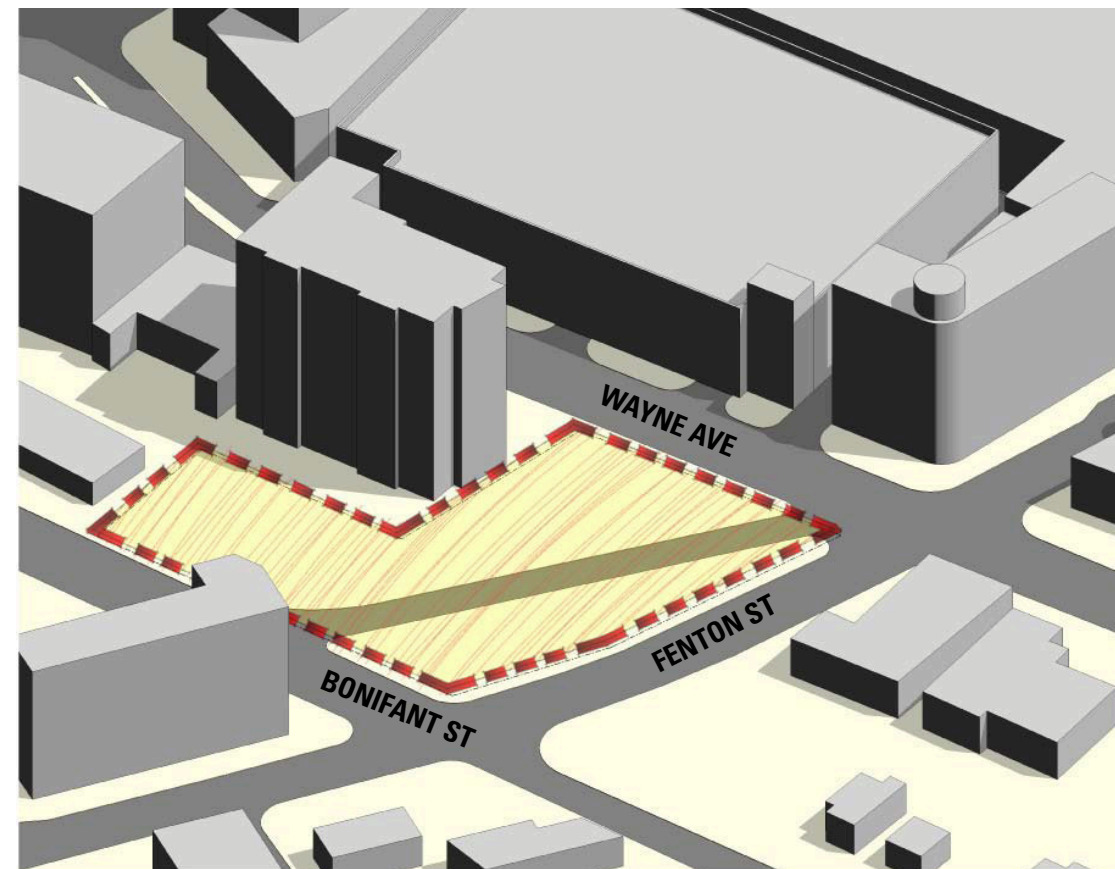
Background

- » Existing library to be relocated
- » Proposed Purple Line may have a stop at the site
- » Ultimate development is envisioned as a mix of public and private uses



The Site

- » New site bounded by Fenton Street, Wayne Avenue, and Bonifant Street
- » Montgomery County has acquired all necessary property
- » Total area of development is approximately 62,000 net square feet





Site Photos - Fenton looking north



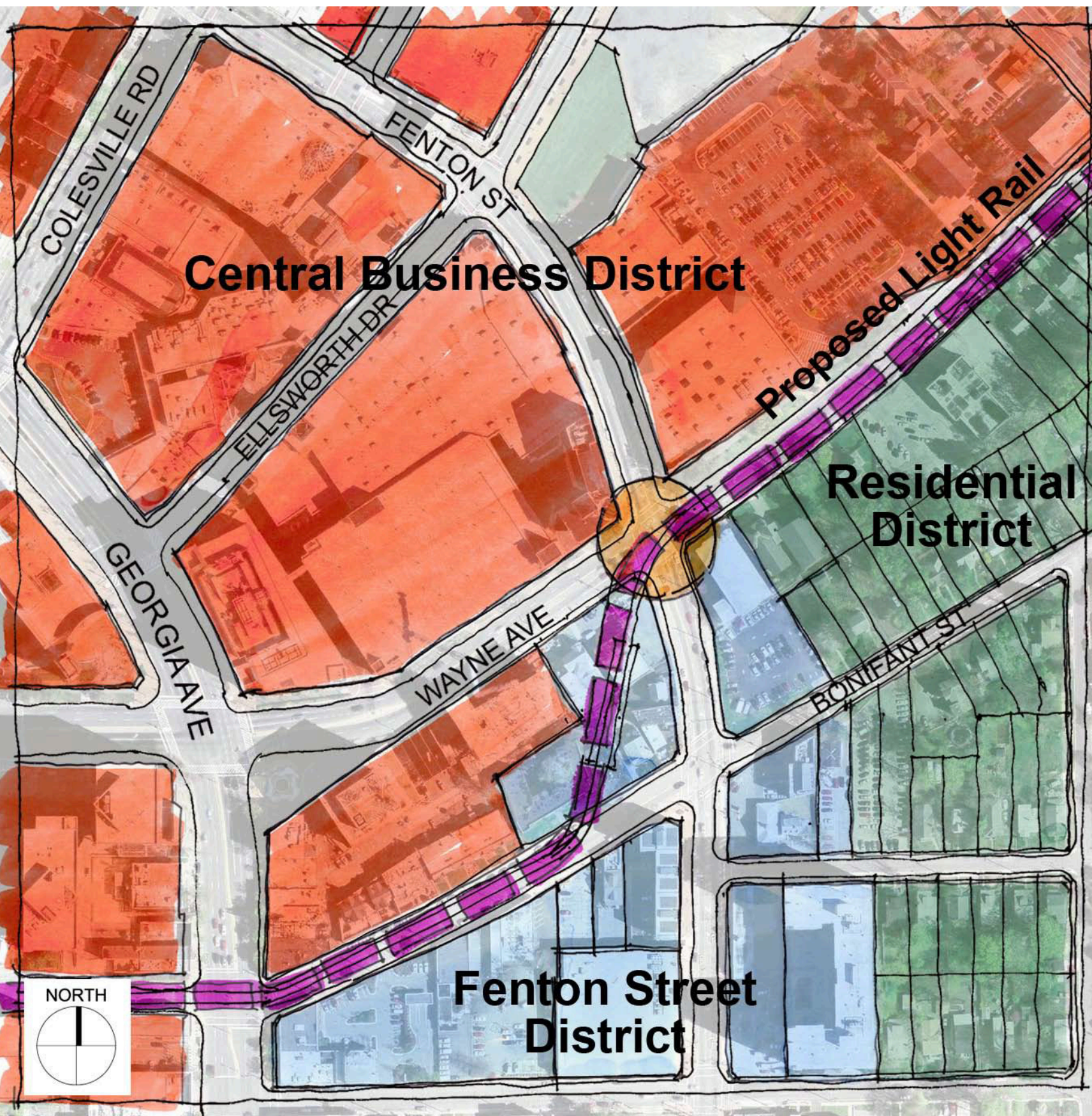
Site Photos - Fenton & Bonifant



Site Photos - Fenton & Wayne

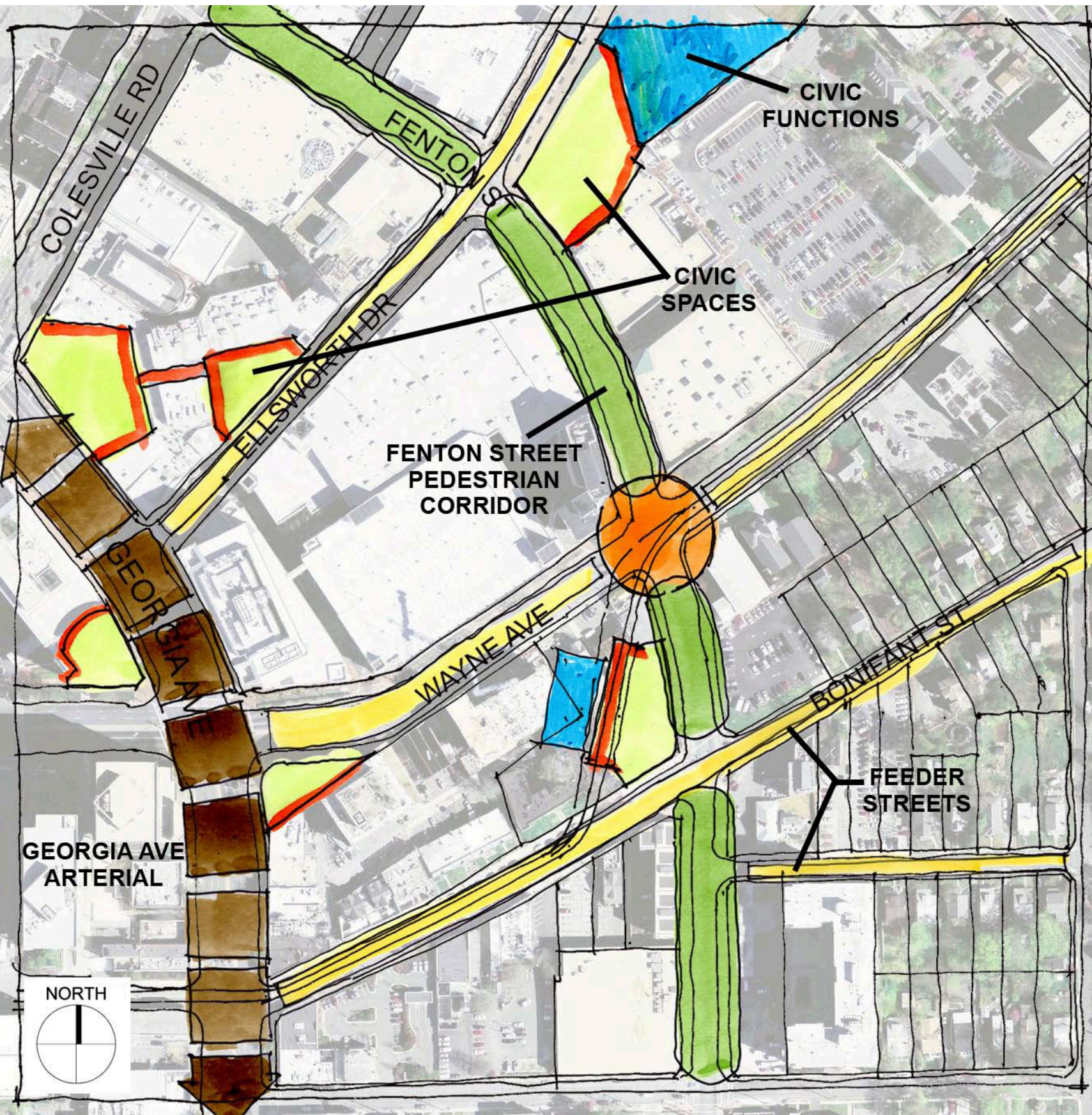


Site Photos - Bonifant looking west



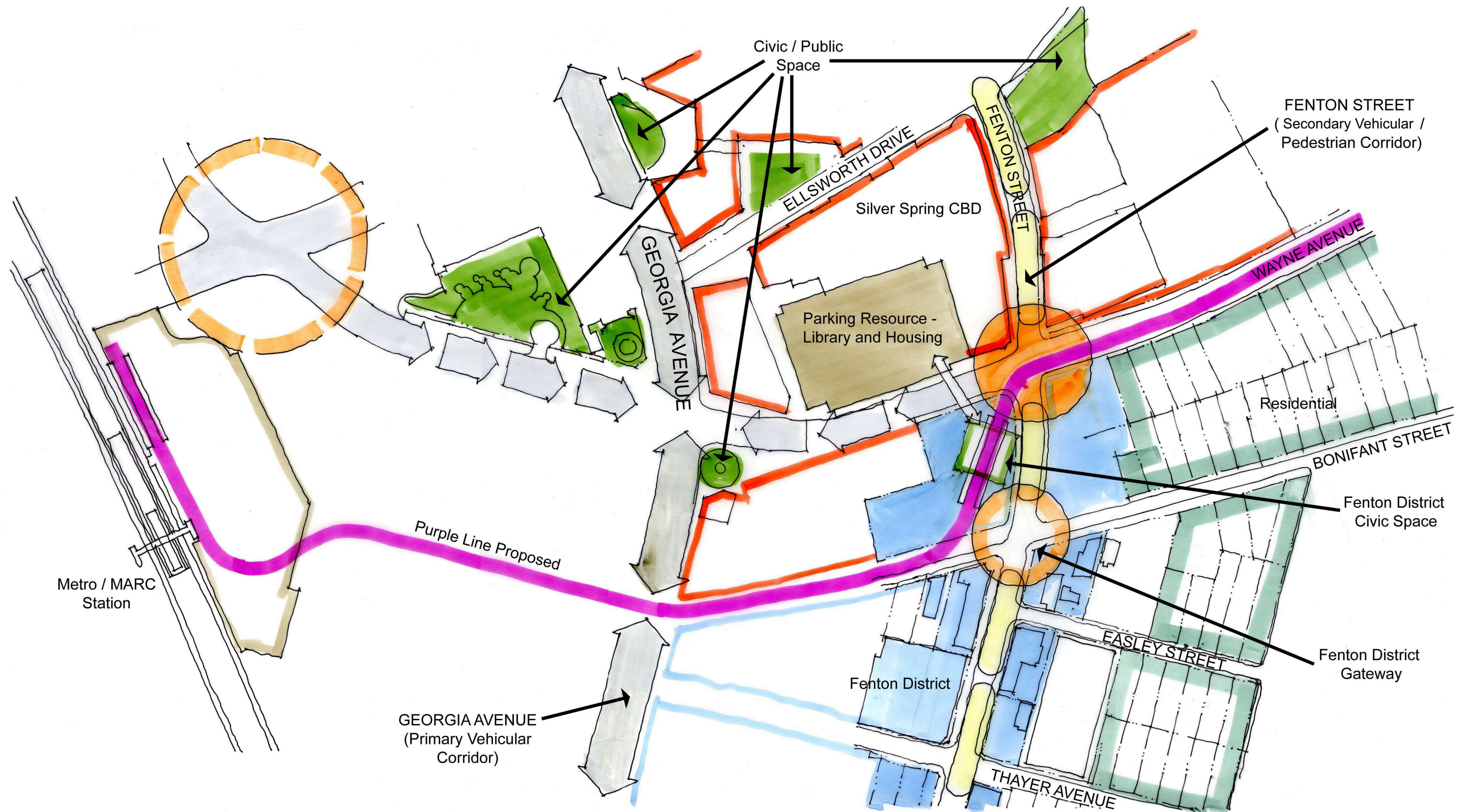
Land Use Context

- » A unique opportunity is created by three districts meeting at the corner of the library site
- » The location of the site makes it a transition point between the different districts uses and characters
- » Proposed light rail light alignment runs along district edges



Circulation and Open Space

- » Georgia Avenue will remain the main arterial route through Downtown Silver Spring
- » Fenton Street can become the parallel pedestrian corridor
- » Open spaces adjacent to civic spaces along Fenton Street create focal points





Maximum Gross Area

Gross Area Tabulation (approx)

62,000 SF	Total Tax Area
28,000 SF	Street & Alley Area
90,000 SF	Total Project Area
<hr/>	
x 3	CBD-1 with 30% Residential
270,000 SF	Total FAR Area (approx)



Program Components - Summary

» Library	52,000 approximate gross area
» Art center	20,000 approximate gross area
» Residential	270,000 (52,000 + 20,000) = 190,000 max
» Retail	Available ground floor
» Public open spaces	Min 12,500 SF

Summary of Comments from 1st Meeting

Programming

What uses compliment the proposed Library?

- » Copy shop, coffee shop, mailbox/mail facility, bike parking, satellite SBA office
- » Craft store/fabric store (related to Arts Center)
- » Roofscaping and active uses including parking and amenity space

Fenton Street District

A library on Fenton Street creates what opportunities?

- » Opportunity for public art
- » Streetscape vibrancy and safety
- » Support for diverse and independent merchants

Summary of Comments from 1st Meeting

Parking and Access

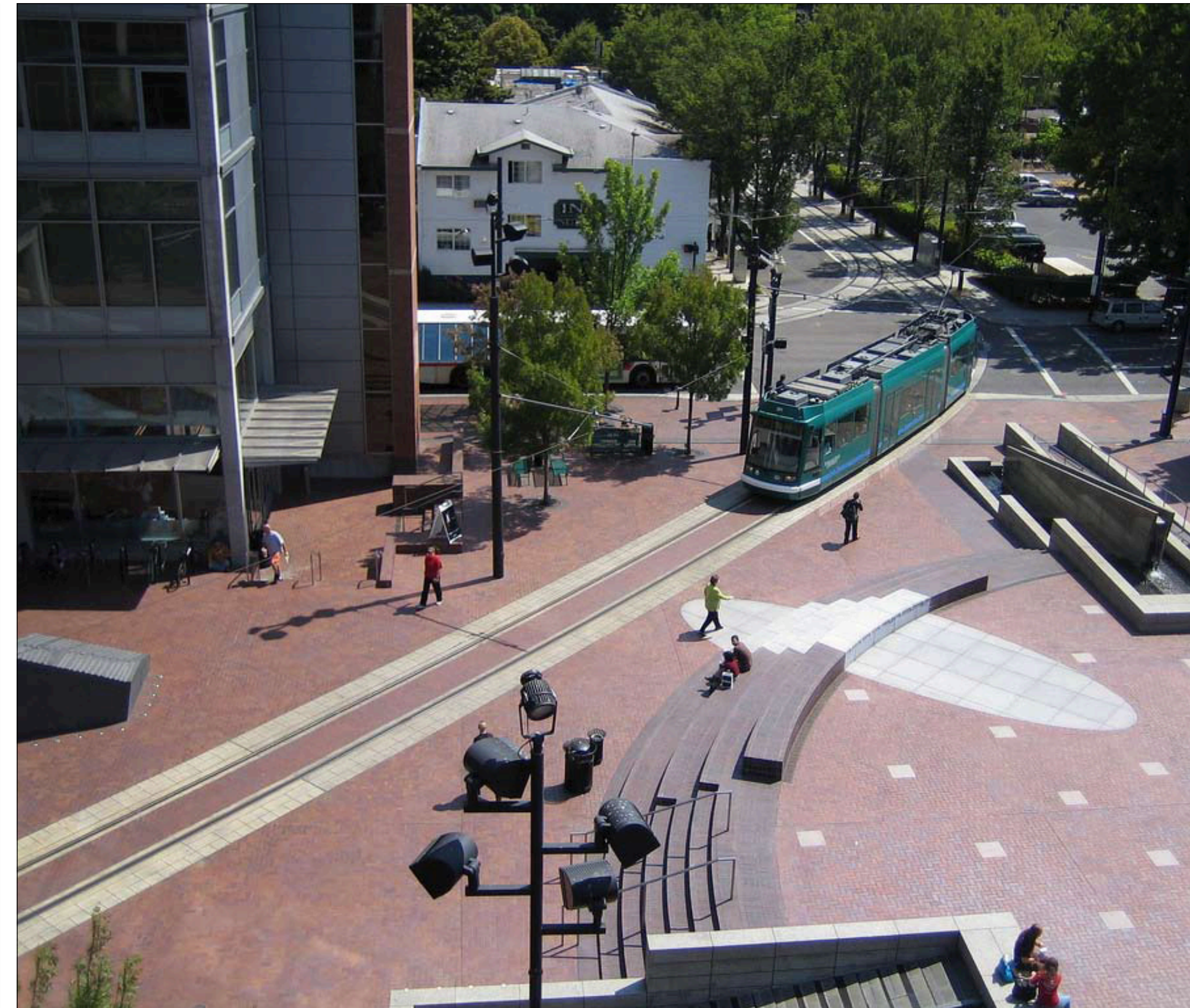
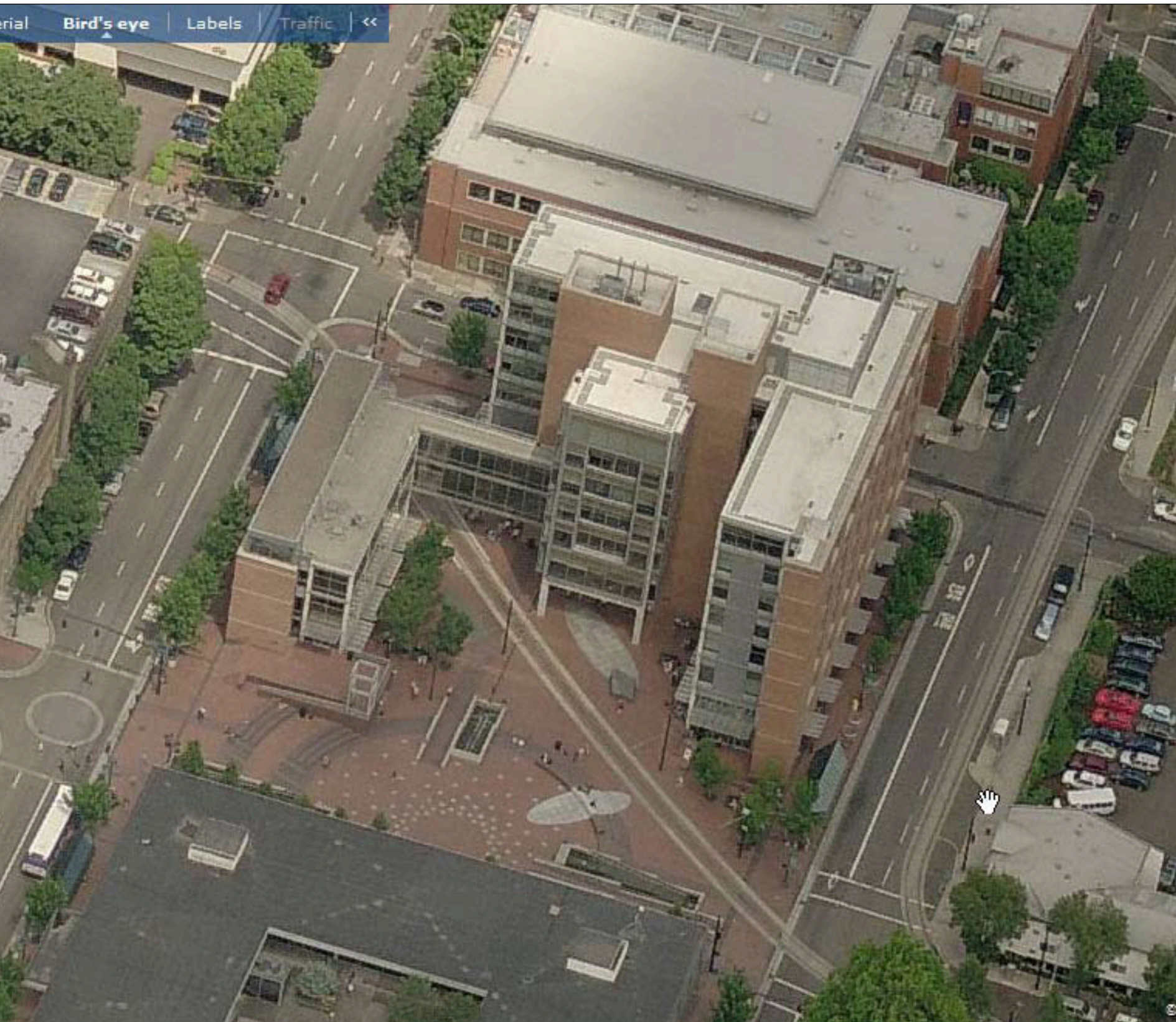
Who are the users of the building and how do they get there?

- » Provide an adequate amount of parking and convenient/safe parking for special needs populations
- » Address pedestrian safety at grade crossings (possible bridge)
- » Parking = Congestion, therefore promote alternate transportation modes

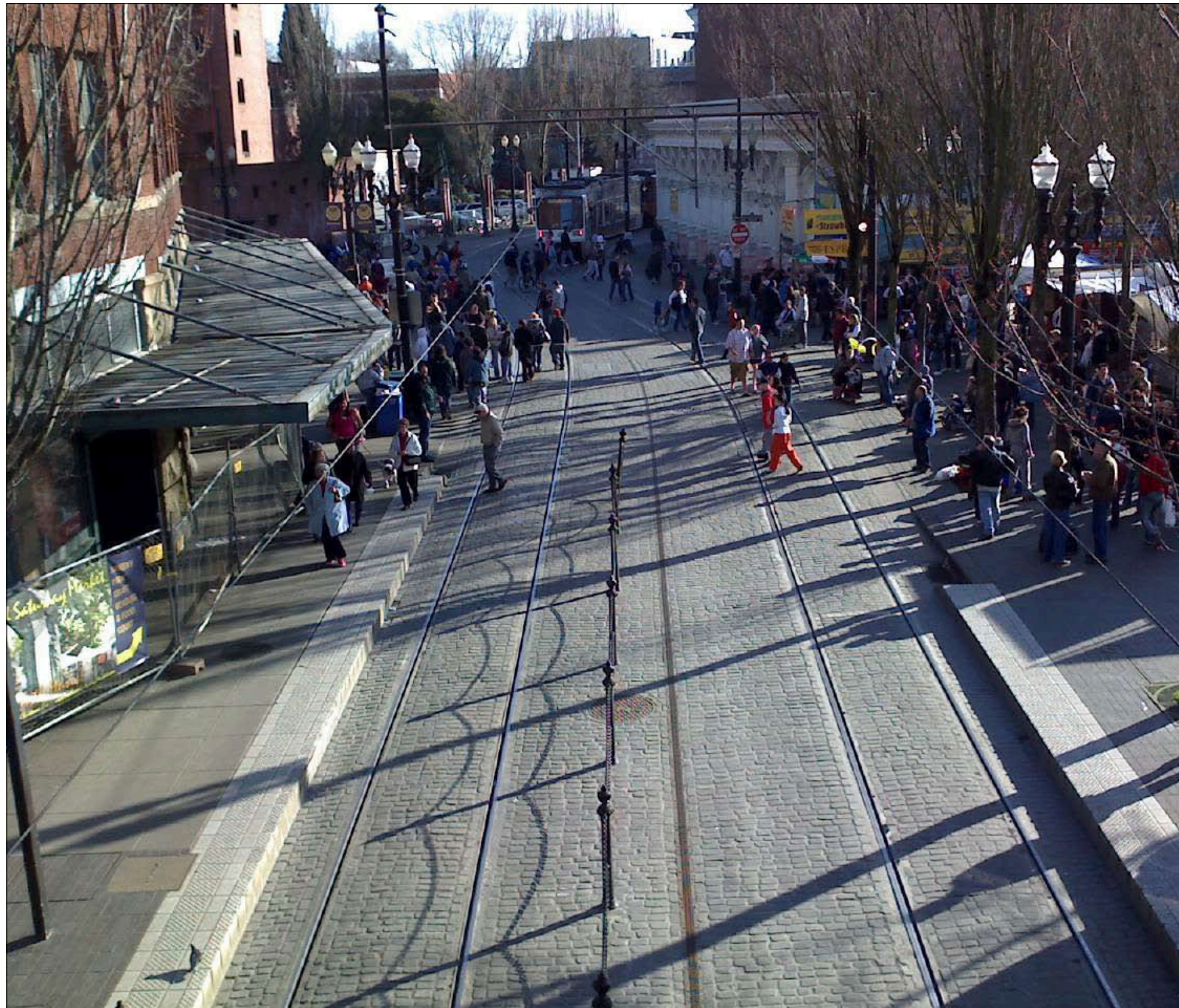
Transit

What opportunities come from locating the library on the purple line?

- » Safety issues - there are models that exist (San Francisco vs. Baltimore)
- » Proximity to regional transportation networks (rail, metro, bike)
- » Transit activates the public space
- » Rail station and the library can build off of each other in themes
“The book stops here.”



Light Rail Precedants



Light Rail Precedants

Evaluation Criteria

Schedule & Process

- » Regulatory approvals
 - Mandatory Referral - for stand alone library
 - 2-3 months after submittal
 - Optional Method - for integrated design
 - 12 months after submittal
- » Construction
 - Schedule implications for freestanding or integrated construction

Cost & Constructability

- » Higher costs must be weighed against benefits

Site Response

- » Open space
 - Green space, amenity space
- » FAR
 - Optimized density represents value for citizens
- » Urban response
 - Support of Fenton Street District Plan objectives
 - Quality of urban space and design

Evaluation Criteria

Individual Components - Library.Arts.Residential.Retail.Parking.Amenities.

Program Response

» Public Access

Identity and ease of access for all users

» Functionality

Effectiveness of layout and program distribution

» Service Access

Supplies, waste, event support

» Image Identity

Appropriate for public building

Other Criteria